



Public Notice

Applicant:
Tara Group, Inc.

Date:
Published: April 28, 2004
Expires: May 27, 2004

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District **CELRB-TD-R RE: 2000-01269(2)** **Section: OH 404**

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Tara Group, Inc., P.O. Box 1398, Addison, Texas 75001, has requested a Department of the Army permit to place fill material into waters of the United States associated with the construction of the Weldon Case Executive Park, located on the north side of Boston Mills Road, in the City of Hudson, Summit County, Ohio.

Department of the Army authorization is required for the placement of fill into 1.15 acres of Federal wetland and to culvert approximately 64 linear feet of intermittent stream.

Project History and Current Proposal:

This project was previously authorized by Nationwide Permit No. 26 on February 9, 2001 but was never constructed. The original permit expired in February of 2002. Under the current proposal, the project design has not changed from what was originally authorized. The project involves wetland and stream fills associated with the construction of an office development and associated roads, detention basins, utilities, landscaping and parking areas.

As mitigation for adverse aquatic resource impacts, the applicant has proposed the donation of approximately 15 acres of high quality wetland (remaining on site) to the Hudson Land Conservancy, placement of a third-party conservation easement (Hudson Land Conservancy) on a 50-foot upland buffer surrounding the preserve area, and to remove a small existing fill area located in the northeast corner of this wetland.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Martin P. Wargo, who can be contacted by calling (716) 879-4116, or by e-mail at: martin.p.wargo@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

Located in the immediate project vicinity, but outside the project area, is archaeological site No. SU0290 as well as two historic buildings (Nos. SUM113405 and SUM113505). Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 2 of 7. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project, if any, has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Martin P. Wargo, or by e-mail at: martin.p.wargo@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties,

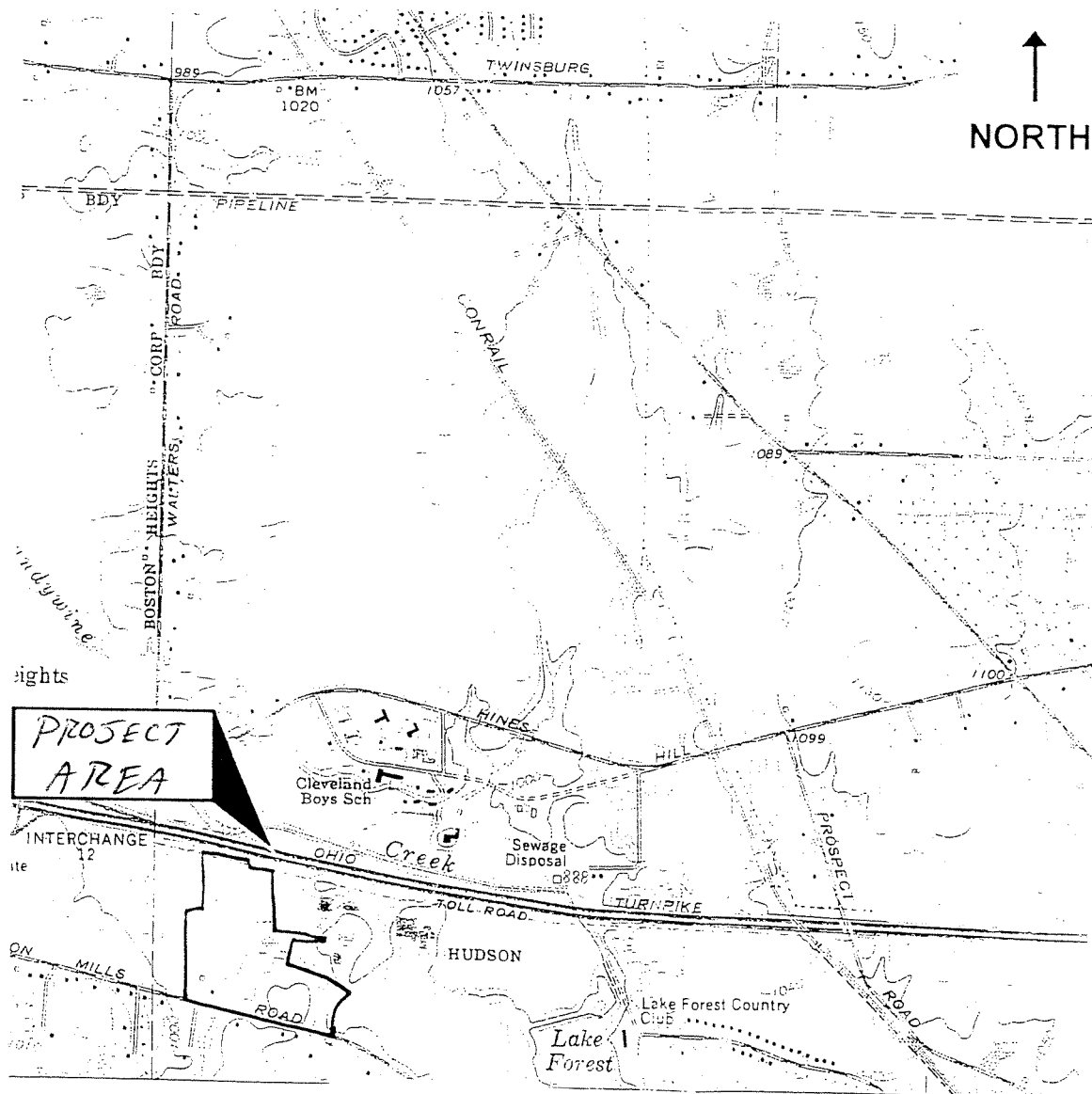
water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

Philip D. Frapwell
Acting Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

APPENDIX C: LOCATION OF STUDY AREA ON USGS 7.5-MINUTE TOPOGRAPHIC MAP (TWINSBURG QUADRANGLE)



TARA GROUP OFFICE PARK
D/A Processing No. 2000-01269(2)
Summit County, Ohio Quad: TWINSBURG
Sheet 1 of 7

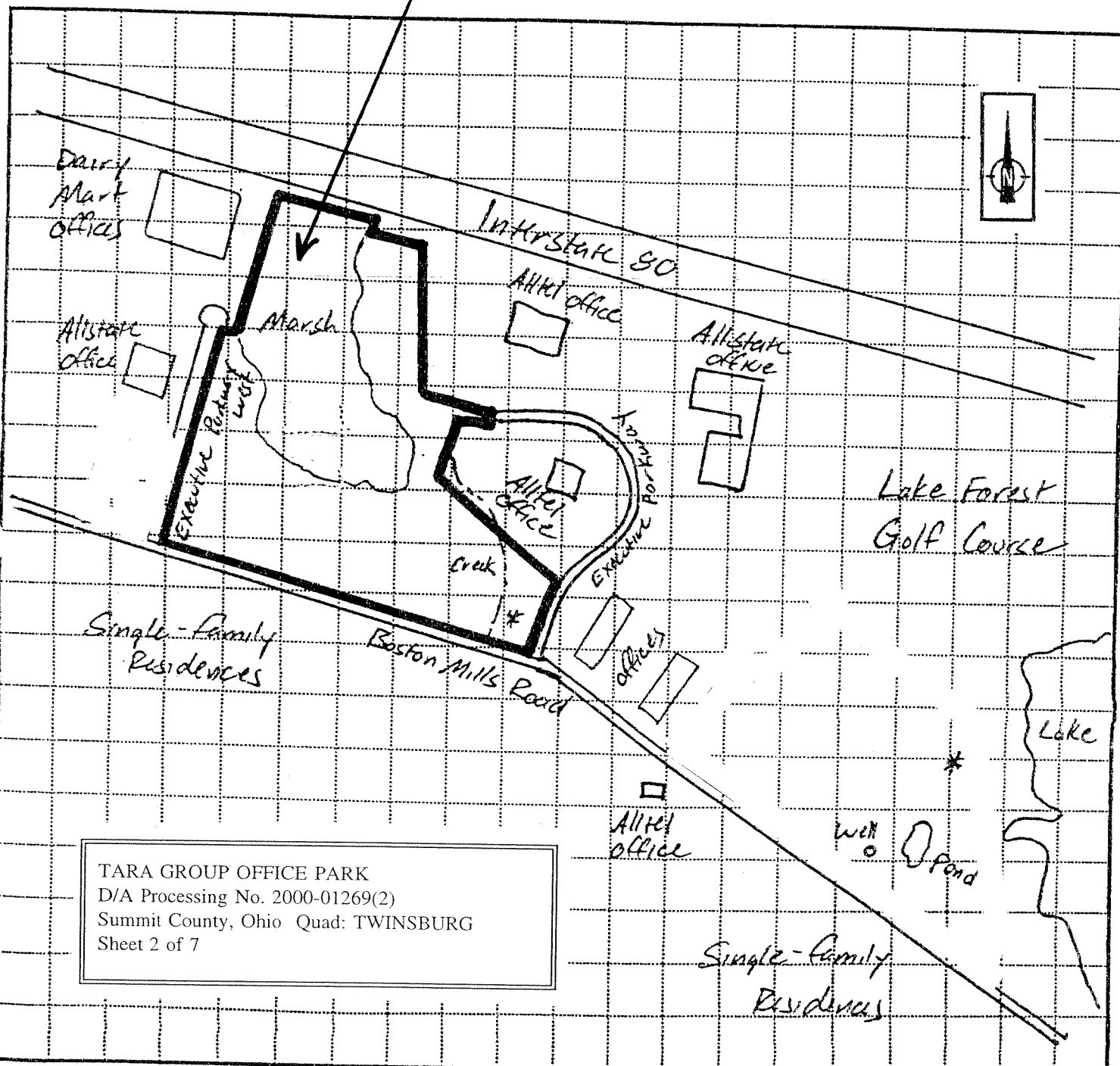
Scale: 1" = 2,000'



An Environment
For Success

PERMIT AREA

Field Sketch



TARA GROUP OFFICE PARK
D/A Processing No. 2000-01269(2)
Summit County, Ohio Quad: TWINSBURG
Sheet 2 of 7

Key:

- * Minor Dump areas
- Project Boundaries

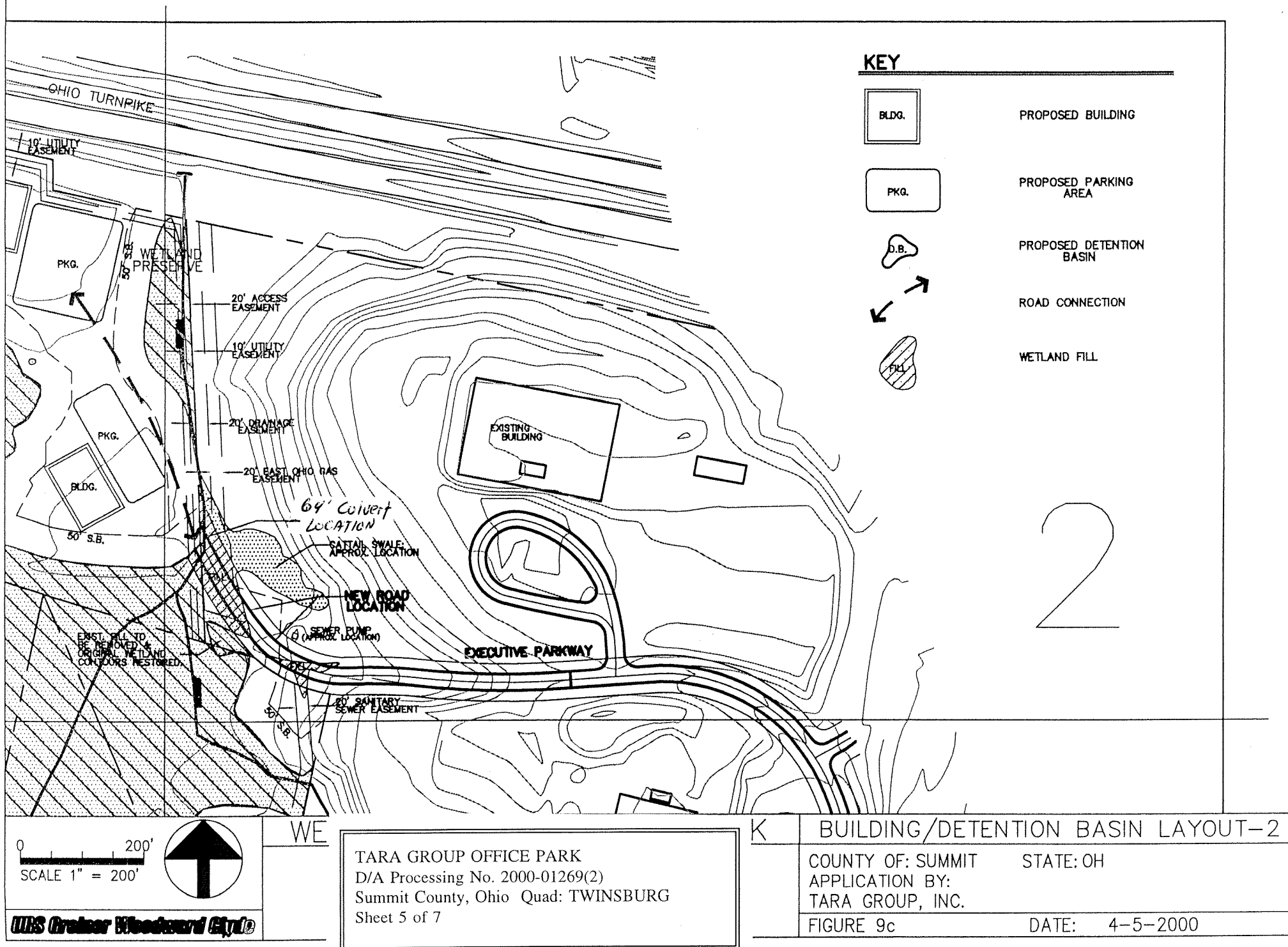
Project Name:

Hudson Executive

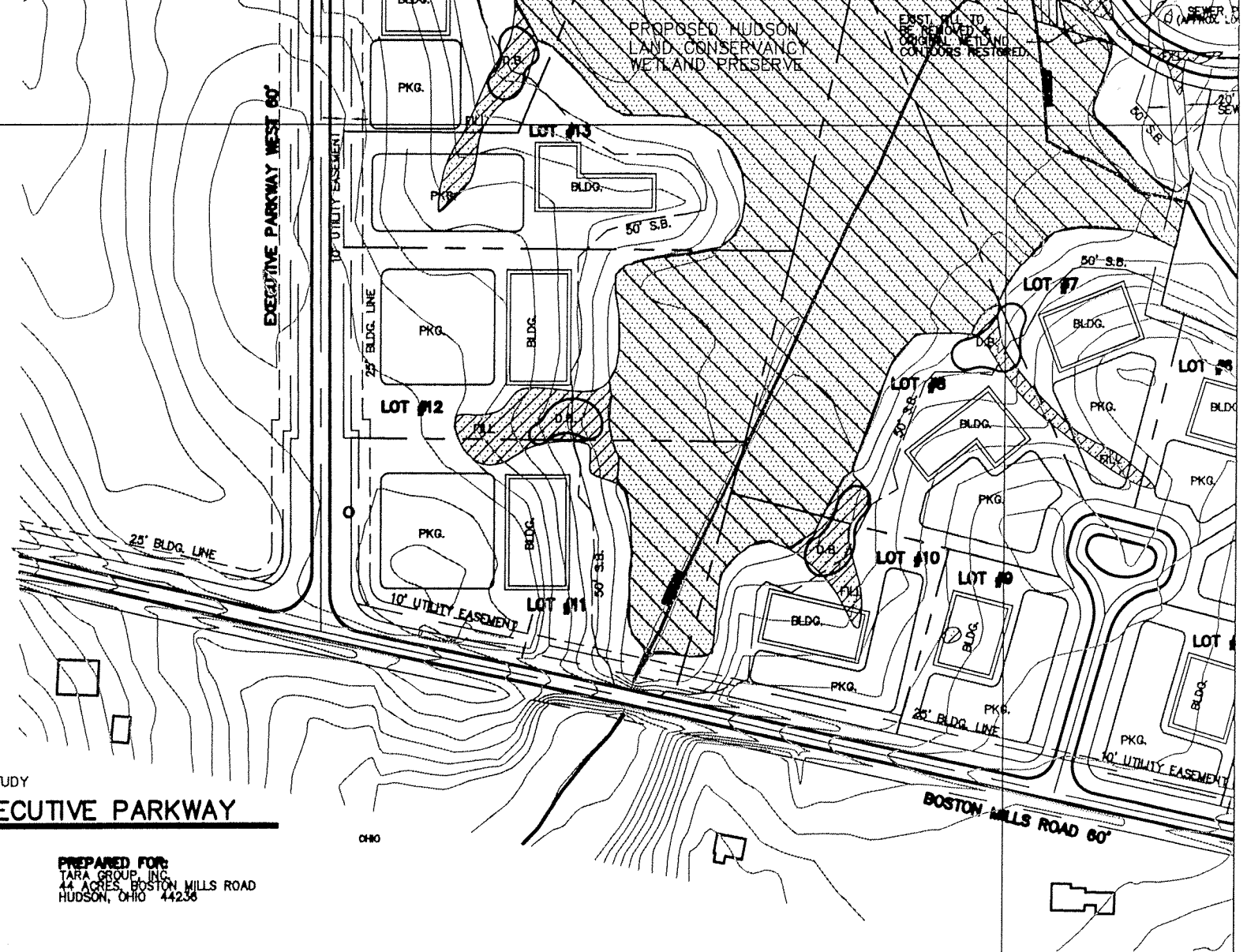
Project Number:

47711

On-Site Date:



3



BUILDING AND PARKING MASS STUDY

WELDON CASE EXECUTIVE PARKWAY

CITY OF HUDSON,

PREPARED BY:
CAWSE AND ASSOCIATES, INC.
847 E. WASHINGTON ST.
CHAGRIN FALLS, OHIO 44022
440-247-7003

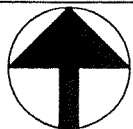
MARCH 29, 2000

PREPARED FOR:
TARA GROUP, INC.
44 ACRES, BOSTON MILLS ROAD
HUDSON, OHIO 44236

CH90

WELDON.DWG

0 200'
SCALE 1" = 200'



WE

TARA GROUP OFFICE PARK
D/A Processing No. 2000-01269(2)
Summit County, Ohio Quad: TWINSBURG
Sheet 6 of 7

RK

BUILDING/DETENTION BASIN LAYOUT-3

COUNTY OF: SUMMIT STATE: OH
APPLICATION BY:
TARA GROUP, INC.

FIGURE 9d

DATE: 4-5-2000

URS Creder Woodward Clyde

Weldon Case Executive Parkway

Wetlands/Streams Proposed Impacts Summary

Updated 4/5/2000

Wetland/Stream Impact Name	Wetland Impact Area (ac)	Stream Impact Length (lin. ft)
A-1	0.196	n/a
A-2	0.361	n/a
A-3	0.187	n/a
A-4	0.141	n/a
A-5	0.207	64
B-1	0.002	n/a
D-1	0.009	n/a
F-1	0.042	n/a
Totals	1.146	64

TARA GROUP OFFICE PARK
D/A Processing No. 2000-01269(2)
Summit County, Ohio Quad: TWINSBURG
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